



**CITY OF CAMAS
COUNCIL WORKSESSION
April 6, 2009
4:30 p.m.**

CALL TO ORDER: Mayor Paul Dennis presided.

COUNCIL MEMBERS:

Present: Anderson, Chaney, Dietzman, Gerde, Higgins, and Hogan.

Excused: Smith.

STAFF PRESENT: Ashton, Bourquin, Brachmann, Carothers, Copsey, Durgin, Fox, Glover, Gorsuch, Halverson, Hodges, Lackey, and Zavortink.

PRESS: Heather Acheson, Camas-Washougal Post Record.

PUBLIC:

There were no comments.

COMMUNITY DEVELOPMENT:

North Urban Growth Area (NUGA) Development Agreement Update:

Phil Bourquin, Community Development Director, gave a brief update regarding the progress of the development agreements in the NUGA. Bourquin stated that representatives from the properties were present to summarize their development agreement proposals and any unique issues that the representatives may have.

LeAnne Bremer – Attorney – 500 E Broadway St., Ste. 400, Vancouver, WA:

Bremer summarized the details outlined in the proposed development agreement for CJ Denz.

Anderson commented that both quantity and quality will be addressed in the future stormwater regulations and that perhaps vesting should not occur under the current quality standards.

Bremer replied that their main concern regarding vesting has to do with stormwater quantity regulations.

Randy Printz – Attorney – 805 Broadway St., Ste. 100, Vancouver, WA:

Printz summarized the details outlined in the proposed development agreement for Green Mountain. Printz stated that his goal is to work with the City to complete the process in

order to lift the moratorium, adopt the zoning and allow the development review process to move forward.

Printz stated that his biggest concern is with how the stormwater costs will be fairly allocated.

James Howsley – Attorney – 500 E Broadway St., Ste. 400, Vancouver, WA:

Howsley summarized the details he envisions being set forth in the development agreement for the North Shore property (excluding the Rose property). Howsley also relayed his concerns that are specific to this area.

Howsley stated that he would like to bring a master plan proposal, which potentially could include flex zoning, to the City for review in the future.

Bourquin responded to questions from Council.

Bourquin commented that each party has identified different time frames to move forward with the process and asked Council for direction on a path forward. Discussion ensued.

Mayor reiterated that the development agreements should be consistent and that all parties be held to the same standards.

After further discussion, Bourquin concluded that staff will continue to review and develop the draft agreements as well as arrive at a basis for a flex code concept. The goal will be to bring concept plans back to Council for review at the May 4th Workshop.

Bourquin explained how flex codes work and the process the City will follow to develop such codes.

Noise Code:

Bourquin gave a brief update regarding the noise code and noted that this matter will be scheduled for a hearing on April 20, 2009.

Code Clean-up:

Bourquin gave a brief update regarding the code clean-up and stated that this matter will be scheduled for a hearing on April 20, 2009.

Individual Comprehensive Plan Requests:

Bourquin gave a brief update regarding the individual comprehensive plan requests and noted that this matter will be scheduled for a hearing on April 20, 2009.

Sign Ordinance Update:

Bourquin gave a progress report regarding the Sign Ordinance updates. The main emphasis will be to complete the area concerning political signage prior to the election season.

Chaney commented that a meeting was held with the City Attorney and discussion took place regarding potential concerns with the existing ordinance in relation to political signs. Discussion ensued.

Mayor asked and Mitch Lackey, Police Chief, briefly stated some of the issues that have occurred in the past. Lackey commented that he does not believe major changes are necessary and that more clarifying language should be adequate.

After further discussion, Council concluded that staff and the City Attorney will review the ordinance and make suggestions if they believe changes are necessary.

PUBLIC WORKS:

NW 18th Loop/Fargo Street Traffic Calming Plan:

James Carothers, Engineering Manager, gave a PowerPoint Presentation regarding a plan developed by staff for traffic calming on NW 18th Loop and Fargo Street. The presentation included an overview, proposed solution, cost and an alternative pricing solution. Carothers noted that it is his understanding that the neighborhood may not be willing to match funds for this project. Therefore, staff added a less expensive solution.

Questions were asked and clarifications were made.

Lackey elaborated on the traffic complaints and accidents that have occurred in this area. Lackey stated that he is supportive of the plan as it may help to reduce the speeding.

Gerde suggested proceeding with the alternative pricing solution and that the results should be measured. She added that this project could be viewed as a test, and with favorable results these measures could be offered to other neighborhoods, if they are willing to match funds as discussed at the Annual Planning Conference. Council concurred.

School Speed Zones for Grass Valley Elementary:

Carothers stated that the Camas School District has requested two new school zones for Grass Valley Elementary. Carothers reported that a resolution will be presented to Council for consideration in May. The school district will fund the cost.

Stormwater Ordinance – National Pollutant Discharge Elimination System (NPDES) Phase II Requirements:

Monte Brachmann, Public Works Director, stated that NPDES Phase II Permit requires that the City adopt a stormwater ordinance by August 9, 2009. Brachmann distributed handouts and summarized the outcome of the appeal that was filed by the Coalition of Cities and Counties, which includes Camas.

Brachmann gave a brief overview regarding where other jurisdictions are on the process of adopting a stormwater ordinance. Brachmann noted that Clark County adopted an ordinance with less stringent “flow control” language and has since received a “notice of violation” from DOE.

A draft of the City of Camas Stormwater Ordinance was distributed. Brachmann reported that the draft contains the language that is acceptable to DOE. Information was also distributed that contains the ordinances adopted by Clark County and the City of Vancouver, a link to CVTV containing the City of Vancouver stormwater ordinance hearing, the notice of violation from DOE to Clark County and comparison slides from Olson Engineering. Discussion ensued.

Brachmann asked Council to review the information distributed and to forward any questions to himself, Carothers or Anita Ashton, Engineer III. This matter will be brought back to Council for further review on May 18, 2009. Discussion ensued.

Upcoming Bids:

Brachmann reported that a bid for a new snow plow will be placed on the April 20, 2009, Council Meeting Agenda for Council's consideration.

Pacific Groundwater Group Contract:

There will be a professional services contract from Pacific Groundwater Group placed on the April 20, 2009, Council Meeting Agenda for Council's consideration. Brachmann stated the purpose of the contract.

Well # 14 Update:

Brachmann reported that Well #14 has been rated as number 11 out of 27 on the draft list of approved projects to possibly receive some stimulus funding. The amount that may be available to the City is \$1.6 million dollars in the form of a low interest loan.

Miscellaneous Updates:

Brachmann stated that the City of Camas has been working on a one bin recycling program and is close to bringing this item to Council for consideration. Brachmann distributed a frequently asked question flyer that was produced by Clark County regarding the new cart recycling program. The program for the City of Camas will parallel the program implemented by Clark County. Brachmann reported that a proposed contract and monthly rate will be placed on the agenda in May for Council's consideration. The anticipated roll out of this program is slated for July or August.

Dietzman commented that she has received several comments from citizens in favor of this program.

Dietzman asked and Brachmann explained how the City decides what to do with trees that have fallen in the parks.

LIBRARY:

Bond Interest Earnings Update:

Lloyd Halverson, City Administrator, gave a brief introduction regarding the library construction bond interest earnings. Halverson stated that he met with Joan Durgin, Finance Director, and David Zavortink, Library Director, to collaborate on a plan to best use the proceeds of the earnings.

Zavortink gave background regarding the library construction bond and distributed a list of proposed projects to be completed with the bond interest earning proceeds. Zavortink elaborated on each item on the list.

Zavortink responded to questions from Council.

Council agreed to move forward with the proposed list. A budget amendment will be coming to Council in May for consideration.

ADMINISTRATION:

1st Quarter Financial Update:

Halverson gave an overview of the 1st quarter financial review. Halverson stated that the results are fragmentary and inconclusive. Full details will be given to Council. Halverson commented that the General Fund Revenues are overall on plan and the General Fund Expenditures are remarkably tight. Halverson suggested two possible approaches; reduce the General Fund Budget by another one percent (selectively) or stay the course with the current plan until more data is obtained. Discussion ensued.

Halverson gave an update regarding the Economic Recovery Act and the status of funding that the City may receive.

Mayor commented that he would like staff to identify what a one percent reduction of the General Fund Budget would like look. This would be a proactive approach in the event that economic recovery does not happen in the near future.

Halverson elaborated on events that may affect the General Fund Budget.

Staffing Update:

Halverson reported that there will be a change in the seasonal summer maintenance program which will produce minor cost savings. A salary resolution will be necessary to adopt the changes.

Mayor stated that due to time constraints the remainder of the agenda items will be held over to the regular meeting.

ADJOURNMENT:

The meeting adjourned at 6:49 p.m.

Mayor

City Clerk